

6 Bullfield Avenue , Tile Hill, CV4 9JS

£200,000 Freehold

MARTIN&CO

Bullfield Avenue , Tile Hill

3 Bedrooms, 1 Bathroom

£200,000

- AVAILABLE WITH NO UPPER CHAIN!
- 3 Generous Bedrooms
- 2 Reception Rooms
- Front and Rear Gardens with Outbuildings
- Short Walk to Railway Station
- Close to Open Countryside
- Close to Local Primary School

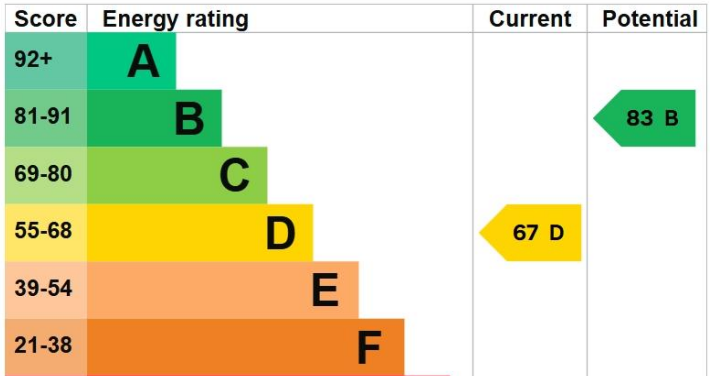
This 3 Bed semi detached property with 2 reception rooms and rear garden with outbuildings has excellent potential and is located close to open countryside and just a short walk to Tile Hill railway station.

ENTRANCE HALL With under stairs storage, window to side aspect and access to lounge and kitchen.









LOUNGE 11' 11" x 14' 4" (3.64m x 4.39m) Generous lounge to the front with square bay window.

KITCHEN 7' 9" x 9' 11" (2.38m x 3.03m) With a range of wall and base units and built in storage. Plumbing for washing machine and space for tumble dryer and under counter fridge. Access to dining room and external rear door into the garden.

DINING ROOM 9' 10" x 11' 10" (3.02m x 3.61m) Generous dining room with windows overlooking the rear garden.

MAIN BEDROOM 10' 8" x 14' 0" (3.27m x 4.28m) Spacious double bedroom with built in storage and windows to the front aspect.

BEDROOM 2 12' 2" x 10' 9" (3.72m x 3.29m) Another excellent sized double bedroom with built in wardrobes and windows to the rear aspect.

BEDROOM 3 7' 1" x 10' 5" (2.18m x 3.2m) A large single bedroom with built in storage and windows to the front aspect.

BATHROOM 5' 6" x 5' 8" (1.7m x 1.73m) With corner bath including handset shower, hand basin and wc.

REAR GARDEN Sizeable patio area, lawned area and brick outbuildings including a disused external WC. Gated side access to the front of the property.

FRONT GARDEN Lawned foregarden.






MARTIN&CO
Letting • Sales • Investment

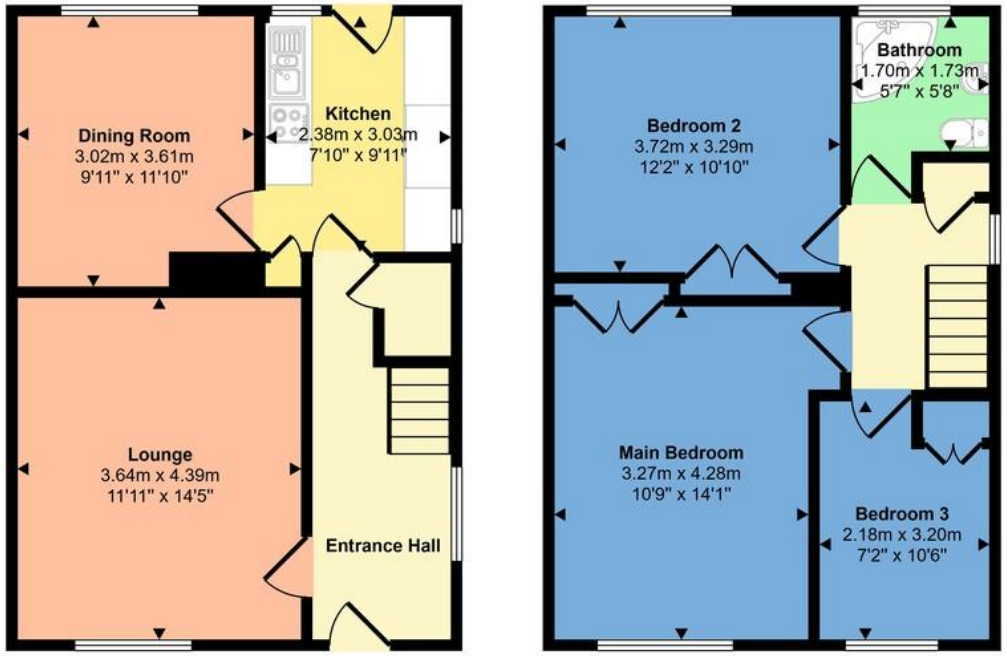








Approx Gross Internal Area
90 sq m / 969 sq ft



Ground Floor
Approx 45 sq m / 484 sq ft

First Floor
Approx 45 sq m / 486 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Martin & Co Coventry
41 Beechwood Road ● Camp Hill ● Nuneaton ● CV10 9DP
T: 02476 392975 ● E: nuneaton@martinco.com

02476 392975
http://www.martinco.com

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman